
TIGARD CITY COUNCIL
MEETING

December 17, 2002 6:30 p.m.

TIGARD CITY HALL
13125 SW HALL BLVD
TIGARD, OR 97223



PUBLIC NOTICE:

Agenda items can be heard in any order.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

A G E N D A
TIGARD CITY COUNCIL MEETING
December 17, 2002

6:30 PM

1. WORKSHOP MEETING
 - 1.1 Call to Order - City Council & Local Contract Review Board
 - 1.2 Roll Call
 - 1.3 Pledge of Allegiance
 - 1.4 Council Communications & Liaison Reports
 - 1.5 Call to Council and Staff for Non-Agenda Items
2. CERTIFICATE OF RECOGNITION – COUNCILOR KEN SCHECKLA
 - Presentation by Mayor Griffith
3. DISCUSSION OF STREET MAINTENANCE FEE PUBLIC PROCESS RESULTS
 - a. Staff Report: Engineering Staff
 - b. Council Discussion
4. DISCUSSION OF URBAN RENEWAL FINANCING FUNDAMENTALS
 - a. Staff Report: Community Development and Finance Staff
 - b. Council Discussion
5. REVIEW FINAL SCHEMATIC DESIGNS FOR THE NEW TIGARD LIBRARY
 - a. Staff Report: Library Staff
 - b. Council Discussion
6. UPDATE ON THE COOK PARK EXPANSION MASTER PLAN PROJECT
 - a. Staff Report: Public Works Staff
 - b. Council Discussion
7. BUSINESS MEETING

8. CONSENT AGENDA: These items are considered to be routine and may be enacted in one motion without separate discussion. Anyone may request that an item be removed by motion for discussion and separate action. Motion to:
 - 8.1 Authorize the City Manager to Sign a Deed Dedicating Additional Right-of-Way along SW Gaarde Street at SW 117th Avenue – Resolution No. 02 - _____
 - Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.
9. LOCAL CONTRACT REVIEW BOARD
CONSIDER AWARDING THE CONTRACT FOR ARCHITECTURAL SERVICES TO DEVELOP THE FANNO CREEK PARK MASTER PLAN EXTENSION TO MURASE ASSOCIATES
 - a. Staff Report: Public Works Staff
 - b. Council Discussion
 - c. Local Contract Review Board Consideration: Motion to award the contract for architectural services to develop the Fanno Creek Park Master Plan Extension to Murase Associates
10. COUNCIL LIAISON REPORTS
11. NON AGENDA ITEMS
12. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(3), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

13. ADJOURNMENT

I:\ADM\GREER\CITY COUNCIL\021217 BUSINESS.DOC

AGENDA ITEM # _____
FOR AGENDA OF December 17, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Presentation of Certificate of Recognition – Councilor Ken Scheckla

PREPARED BY: Greer Gaston DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Mayor Griffith will present a Certificate of Recognition to Councilor Ken Scheckla for more than 16 years of service as City Councilor and Mayor Pro Tem on the Tigard City Council.

STAFF RECOMMENDATION

No action necessary.

INFORMATION SUMMARY

Councilor Ken Scheckla's term of office expires on December 31, 2002. To acknowledge Councilor Scheckla's service to the City of Tigard, Mayor Griffith will present a Certificate of Recognition to Councilor Scheckla during the December 17, 2002, Council meeting.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

N/A

ATTACHMENT LIST

None.

FISCAL NOTES

N/A

AGENDA ITEM # _____
FOR AGENDA OF December 17, 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Street Maintenance Fee Public Process Results

PREPARED BY: A.P. Duenas DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

The Transportation Financing Strategies Task Force will present the results of the extended public process for the Street Maintenance Fee for Council discussion and direction.

RECOMMENDATION

Staff recommends that City Council review the possible implementation of the fee at a workshop session in February or March 2003.

INFORMATION SUMMARY

At the City Council meeting on September 17, 2002, Council extended the public process for the proposed Street Maintenance Fee by three months to allow more time for citizen awareness of the need for the fee and the benefits that would come from implementation and to provide an opportunity for the various businesses in Tigard to provide more input into the process. Council direction was to provide a report on the results of the public process at the workshop session on December 17, 2002.

As part of the public awareness effort for the proposed fee, the City created a video production that has been airing frequently over the public access channel. The video emphasizes the need for timely maintenance of the City street system, and provides a summary of the benefits that would be achieved with implementation of the proposed Street Maintenance Fee.

To provide an opportunity for additional public input, the Task Force conducted a public meeting on November 14, 2002 to discuss the fee with citizens and businesses and to receive input. The meeting was attended by approximately 20 people, most of them citizens. The public meeting was conducted in an open house format with stations established to provide information, answer questions, and to receive input on the proposed fee. A few citizens expressed their opposition to the fee using the recession as their reason for their objections. The written comments from the meeting are summarized and attached to this report. Nothing new surfaced as a result of the public meeting.

The Task Force recommends that City Council review the possible implementation of the fee at a workshop session in February or March 2003. This would ensure that the two new City Councilors would have the opportunity to fully discuss the proposed fee before Council provides direction regarding possible implementation. If Council does provide direction to submit the fee for Council adoption, the adoption of the fee could be scheduled in April of 2003. The establishment of the fee would be by ordinance and the actual fee

amounts by resolution at that time. Should the fee be adopted in April 2003, the effective date for the fee would be set no earlier than July 1, 2003, the beginning of FY 2003-04. This would give the City of Tigard staff sufficient time to set up the fund and do the necessary work to ensure that the amounts can be incorporated on the utility bills without a glitch in the billing process.

OTHER ALTERNATIVES CONSIDERED

That Council decides to take no further action on the proposed fee.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Timely maintenance of the street infrastructure meets the Tigard Beyond Tomorrow goal of *Improve Traffic Safety*. The implementation of the Street Maintenance Fee meets the goal of *Identify and Develop Funding Resources*.

ATTACHMENT LIST

1. Street Maintenance Fee Open House Comments
2. Submittal from the Oregon Grocery Industry Association representative
3. Letter from Nordstrom

FISCAL NOTES

None at this point. The implementation of the Street Maintenance Fee would provide funding for street maintenance, limited ROW maintenance, limited sidewalk maintenance, and street light and traffic signal system energy costs and maintenance.

Street Maintenance Fee Open House November 14, 2002

Comments from the Public

1. I feel a flat fee is inherently unfair. We wouldn't tolerate a flat utility fee based on average use nor a flat tax based on average income or average property value.
2. I also feel adamantly that any fees be approved by voters and that voters should live with the consequences of their choice.
3. Sidewalk policy:
 - 99W
 - Driveways off collectors
 - Capital outlay - new streets
4. 10% overhead versus cost allocation
5. Three vote rate increase (Council)
6. Dedicated Funds

Submitted from the Oregon Grocery Industry Association Representative

There are six key components that must be part of any funding mechanism:

1. The charge must be a fee, not a tax on property.
2. The fee rate must have parity between residential and commercial fee payers.
3. It should be based on a quantifiable standard that is easy for any fee payer to understand.
4. All projects should be prioritized and completed to the extent of funds available.
5. The total amount of the fees collected should be directly tied to the cost of the prioritized projects.
6. The fee should under go periodic review and be adjusted to reflect the completion of projects and the commencement of new projects.



NORDSTROM

November 4, 2002

City of Tigard
Mr. Gus Duenas
13125 SW Hall Blvd.
Tigard, OR 97223

Re: Street Maintenance Fee

Dear Mr. Duenas,

This letter shall serve as Nordstrom, Inc.'s written opposition to the Street Maintenance Fee and we respectfully ask the City Council to disapprove such a fee.

While we acknowledge the City of Tigard's need to protect its investment in the street infrastructure, we believe this fee is disproportionately assessed against businesses. We feel there is a more equitable manner to assess such fees for an investment that benefits all members of the community.

Sincerely,

Michelle Korb
Store Manager
Nordstrom Washington Square

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Urban Renewal Financing Fundamentals

PREPARED BY: Barbara Shields/Craig Prosser DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Continuation of the introductory discussion on urban renewal issues as a funding tool. Craig Prosser, Finance Director, will discuss the fundamental elements of urban renewal financing principles.

STAFF RECOMMENDATION

No action necessary. Informational briefing only.

INFORMATION SUMMARY

At the August 20, 2002 City Council meeting, Oliver Norville and Tim Ramis discussed the fundamental elements of urban renewal. The presentation included the following issues: 1) Authority to form an urban agency; 2) Procedure in creating an urban renewal district; 3) Urban renewal plan; 4) Governance and administration of urban renewal agencies; 5) Urban renewal advisory boards; 6) Urban renewal projects; 7) Tax increment financing.

At the September 17, 2002 Council meeting, Tim Ramis continued the presentation on the legal aspects urban renewal, including the concept of "blight", urban renewal feasibility study and plan, and urban renewal plan adoption process.

The December 17, 2002 presentation will focus on the use of tax increment financing to fund improvement projects. The briefing will cover the fundamentals of Urban Renewal financing (how the money is collected) and issues relating to the use of the money and issuance of tax increment bonds to finance projects.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Growth and Growth Management Goal #2: Urban services are provided to all citizens within Tigard's urban growth boundary and recipients of services pay their share.

ATTACHMENT LIST

None.

FISCAL NOTES

N/A

AGENDA ITEM # _____
FOR AGENDA OF December, 17 2002

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Final approval of schematic design

PREPARED BY: Margaret Barnes DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Final review of schematic designs for new library.

STAFF RECOMMENDATION

Staff recommends acceptance of final version of schematic designs.

INFORMATION SUMMARY

On May 21, 2002, Tigard voters passed a \$13 million bond measure for the construction of a new library of approximately 47,000 square feet. This amount will pay for land acquisition, the designing, building and furnishing of the new library, parking and related street improvements. The site of the new library is a 14.7-acre property located along Hall Boulevard near O'Mara Street.

During the past two months, SRG Partnership has worked closely with staff and the public to revise and refine the schematic designs for the new library. On Nov. 18, the New Library Resource Team reviewed the latest version of the designs and commented on them. The Council received an update on the progress of the plans on Nov. 19 and an update on the overall project on Dec. 10.

At the December 11 Community meeting, the schematic designs were presented for public reaction. At this meeting staff will present the final schematic designs to the Council for approval—along with a description of public comments received at the Dec. 11 meeting. After the schematic designs have been approved, the project will move into the design development stage, which will result in detailed interior and exterior designs.

OTHER ALTERNATIVES CONSIDERED

None

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Goal #3: Adequate facilities are available for efficient delivery of life-long learning programs and services for all ages.

ATTACHMENT LIST

FISCAL NOTES

N/A

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Update to Council on the Cook Park Expansion Master Plan Project

PREPARED BY: John Roy DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Staff will make presentation to update the City Council on the Cook Park Master Plan expansion status.

STAFF RECOMMENDATION

No action is necessary by Council.

INFORMATION SUMMARY

On June 12, 1997, City Council adopted the Cook Park Expansion Master Plan and in November of 1997 Council directed staff to implement the Master Plan Expansion. The work of implementing the Master Plan Expansion began in the spring of 1998 with the initial bid award for engineering & design services being awarded on August 11, 1998. The overall implementation of the Master Plan is substantially complete. Staff will be presenting a Power Point presentation to Council identifying the various components and expenditures associated with the Master Plan Expansion Project to date.

OTHER ALTERNATIVES CONSIDERED

N/A

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Completion of the Cook Park Master Plan Expansion will have helped to achieve the City's goal of developing a community wide partnership, developing and utilizing existing park facilities and properties, develop interest and representation for non-athletic recreational needs, and educating partners/citizens regarding community recreation needs and available facilities.

ATTACHMENT LIST

N/A

FISCAL NOTES

Fiscal information will be provided at the time of the presentation.

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Right-of-way dedication at the intersection of SW Gaarde Street and SW 117th Avenue.

PREPARED BY: G. Berry DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Shall City Council dedicate additional right-of-way at the intersection of SW Gaarde Street and SW 117th Avenue?

STAFF RECOMMENDATION

That City Council approve the attached resolution authorizing the City Manager to sign the attached Dedication Deed.

INFORMATION SUMMARY

On October 23, 2001, City Council authorized the purchase of a residential lot and house at the southeast corner of SW Gaarde Street and SW 117th Avenue to provide additional right-of-way for proposed streets improvements to be constructed through the *Gaarde Street Improvements - Phase 2* project of the FY 2002 – 2003 capital improvement program. The project will widen SW Gaarde Street between SW 121st Avenue and SW Pacific Highway to three lanes with bike lanes and sidewalks. Construction is scheduled to begin in the spring of 2003.

The attached proposed dedication deed creates an additional two feet of right-of-way width along the northern property line of the lot for the proposed street improvements. The remaining land and house will be offered for sale following execution of the requested right-of-way dedication.

OTHER ALTERNATIVES CONSIDERED

Not applicable

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Not applicable

ATTACHMENT LIST

Proposed Resolution

Exhibit 1: Dedication deed

Exhibit A: Legal description and map

Warranty Deed

Exhibit A: Legal Description

FISCAL NOTES

Not applicable

CITY OF TIGARD, OREGON

RESOLUTION NO. 02-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN ON BEHALF OF THE CITY A DEDICATION DEED DEDICATING ADDITIONAL RIGHT-OF-WAY ALONG SW GAARDE STREET AT SW 117TH AV.

WHEREAS, on October 23, 2001, City Council approved the acquisition of certain property, a portion of which is needed for the SW Gaarde Street improvements; and

WHEREAS, on November 14, 2002, the City of Tigard purchased the property and now desires to convey to the public for street purposes, the portion of the property required for the street improvements.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The Tigard City Council hereby authorizes the City Manager to sign a dedication deed dedicating the property to the public for street purposes. A copy of the dedication deed is attached hereto as Exhibit "1"; and incorporated herein by this reference.

Section 2 This resolution is effective immediately upon passage.

PASSED: This _____ day of _____, 2002.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

I:\ENG\2002-2003 FY CIP\Gaarde-Phase 2\council packet\12-17-02 Gaarde Dedication RES.doc

EXHIBIT “1”

File No. _____

Space above reserved for Washington County Recording information

Attached Exhibit "A"

IN WITNESS WHEREOF, I hereunto set my hand on this _____ day of _____, 20_____.

William A. Monahan, City Manager

This instrument was acknowledged before me on _____ (date) by _____
 _____ (name(s) of person (s)) as
 _____ (type of authority, e.g., officer, trustee, etc.)
 of _____ (name of party on behalf of whom instrument was executed).

Accepted on behalf of the City of Tigard this _____ day of _____, 20_____.

City Engineer

Exhibit "A"

LEGAL DESCRIPTION
FOR
RIGHT-OF-WAY

A portion of the tract of land described in deed to Todd St. John and Susanne R. Slavich recorded in Fee No. 99025673, Washington County Deed Records; being in the northwest quarter of Section 10, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County Oregon. Said tract being described by metes and bounds as follows:

Commencing at the northeast corner of said Fee No. 99025673 being on the existing south right-of-way line of SW Gaarde Street (37 feet from center line); thence along the east line of said Fee No. 99025673, South $00^{\circ} 05' 00''$ East a distance of 2.01 feet; thence parallel with and 39 feet south (measured perpendicularly) of said existing center line, South $89^{\circ} 10' 00''$ West a distance of 65.17 feet to the existing south right-of-way line of SW Gaarde Street, also being in a non-tangent curve concave southeasterly; thence along said existing south right-of way and said curve with a radius of 25.00 feet; Delta of $23^{\circ} 05' 35''$ (a chord which bears North $77^{\circ} 00' 17''$ East, 10.01 feet) and length of 10.08 feet to a point which is 37 feet south (measured perpendicularly) of said existing center line and a point of tangency; thence North $89^{\circ} 10' 00''$, parallel with and 37 feet south (measured perpendicularly) of said existing center line, a distance of 55.39 feet to the point of beginning.

Containing 123 square feet.

EXHIBIT A
A TRACT OF LAND IN THE
NORTHWEST ONE QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TIGARD, WASHINGTON COUNTY, OREGON

PREPARED BY: TRILAND DESIGN GROUP, INC.

APRIL 25, 2001

10260 S.W. Nimbus Ave.

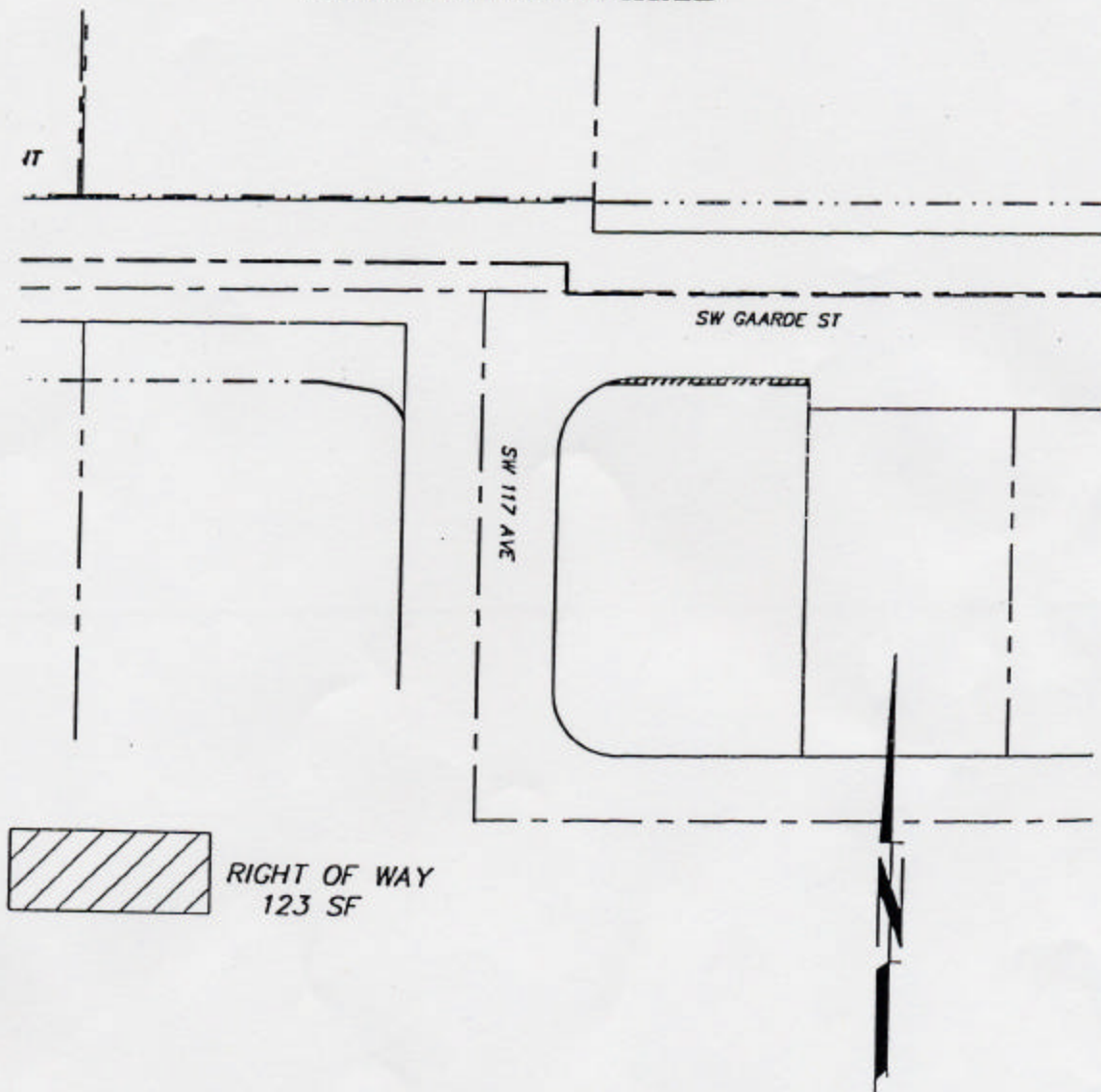
Suite M-4

Tigard, Oregon 97223

(503) 968-6589

FAX (503) 968-7439

PREPARED FOR: CITY OF TIGARD



Return Recorded Document To:
City Hall Records Department,
City of Tigard
13125 SW Hall Boulevard
Tigard, OR 97223

File No. 323 B

WARRANTY DEED

This Warranty Deed is in addition to and correction of that certain Warranty Deed Between **SUZANNE R. SLAVICH and TODD ST. JOHN** ("Grantors") and the City of Tigard ("Grantee") recorded in the official records of Washington County, Oregon as instrument number 2001-112166, on October 31, 2001, (the "Prior Deed"). In addition to the estate conveyed by the Prior Deed, Grantor conveys and warrants to Grantee all right, title and interest now or hereafter held or obtained by Grantor, including, but not limited to, any and all reversionary interests and rights of entry, in the following describe real property (the "Property"):

See Attached Exhibit "A"

The Property is conveyed without reservations of rights or encumbrances of any nature.

The true consideration for the convey consists of value promised and given.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 14th day of NOVEMBER, 2002

GRANTORS:

Suzanne R. Slavich
Signature
Todd St. John
Signature

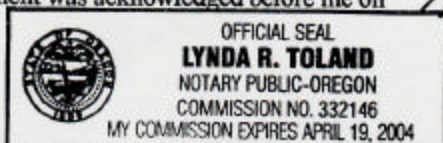
18930 ABERNETHY LN Gladstone 9702
Mailing Address City, State Zip

20801 NE NEIDERBERGER
Mailing Address City, State Zip

STATE OF OREGON)
) ss
COUNTY OF _____)

SA DUNDEE, OR
97115

This instrument was acknowledged before me on 11-14-02 by Slavich & St. John



Lynda R. Toland
Notary Public
My Commission expires: 4-19-04

Accepted on behalf of the City of Tigard this 18th day of November, 2002

Agust P. Quenoz
City Engineer

EXHIBIT "A"

A tract of land situated in the Northeast one quarter of the Northwest one quarter of Section 10, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tigard, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the South line of County Road No. 411, (Gaarde Road) South $89^{\circ} 41'$ West, 346.5 feet and South $00^{\circ} 26'$ West, 20 feet from the Northeast corner of the Northwest one quarter of Section 10, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon: thence S $00^{\circ} 26'$ West 187.5 feet; thence North $89^{\circ} 34'$ West 85.93 feet to its intersection with a curve to the left whose chord bears North $12^{\circ} 45' 38''$ East having a radius of 65 feet and a central angle of $24^{\circ} 39' 36''$; thence right along the arc of said curve to the left, a distance of 27.98 feet; thence North $00^{\circ} 26'$ East 160.38 feet to a point on the South line of County Road No. 411 (Gaarde Road); thence North $89^{\circ} 41'$ East along the South line of said County Road No. 411, 80 feet the place of beginning;

EXCEPTING THEREFROM that portion of land conveyed to the public, as described in Deed recorded December 31 1998 as Recorder's Fee No. 98148932;

ALSO EXCEPTING THEREFROM that portion of land conveyed the public, as described in Deed recorded December 31 1998 as Recorder's Fee No. 98148933;

CITY OF TIGARD, OREGON
COUNCIL AGENDA ITEM SUMMARY

ISSUE/AGENDA TITLE Bid Award Fanno Creek Park Extension Master Plan Contract Award

PREPARED BY: Dan Plaza DEPT HEAD OK _____ CITY MGR OK _____

ISSUE BEFORE THE COUNCIL

Local Contract Review Board is being asked to award a contract for architectural services to develop the Fanno Creek Park Master Plan Extension.

STAFF RECOMMENDATION

Staff recommends that Local Contract Review board award the contract to Murase Associates.

INFORMATION SUMMARY

In May of 2002 the City of Tigard voters approved a \$13 million bond measure to be used for the construction of a new library. Based upon this action, the City sought proposals from landscape architectural/park planning firms for the development of a Park Master Plan for the Fanno Creek Park extension. The entire site is 14.7 acres with the new library being built on 5 acres. The remaining 9.7 acres are to be developed as an extension of Fanno Creek Park, which is a linear park, dedicated to the passive use of green space and trails.

A citywide community meeting was held on March 5, 2002 to ascertain public input on how they would like to see this site developed and landscaped. Currently there is a Library Design Team focusing on the construction of the Library building and a Park Master Plan group charged with the development of a plan to develop the extension of Fanno Creek Park.

The project will consist of, but is not limited to:

- Development of natural areas
- Planting/restoration/preservation/enhancement
- Exterior landscaping
- Outdoor community gathering places
- Trails - both hard and soft surface
- Trail alignment to Fanno Creek Trail - on/off-site
- Vista areas to include benches/tables
- Signing/labeling flora and fauna;
- Designing for wildlife habitat corridors and endangered species, if any
- Blending/connecting to Fanno Creek Park behind City Hall
- Developing and conducting a public input process including meetings with the public to review draft plans.

In all, eight firms responded to the City's Request for Proposals. The fees ranged from \$11,540 to \$36,750. We interviewed the four firms with the low bids as follows:

▪ Beighley Associates	\$11,540
▪ Perron Collaborative	\$25,400
▪ Murase Associates	\$26,397
▪ Green Works	\$29,802

The low bidder, Beighley Associates, did not demonstrate the abilities needed to handle a unique project such as this one, with all the various sensitivities involved, such as:

- Development of natural areas,
- Designing for wildlife habitat and endangered species, if any,
- Planting, restoration, preservation, enhancement of wetlands, floodplains, etc.,
- Ecological studies, and threatened and endangered species, geotechnical and environmental engineering and hydrological services.

It is recommended that the City retain Murase Associates to do the Fanno Creek Park Extension Master Plan. This firm did an outstanding job in the interview and demonstrated an excellent grasp of the project. The Murase team consisted of four team members who were all in attendance. The team will consist of Bob Murase, Dan Jenkins-Project Manager for Murase Associates, Ronald Rathburn, Ph.D. from Engineering and Environmental Solutions, and Matthew J. Dolan, P.E. from kpff Consulting Engineers. Each of the team members participated in the interview and they were all quite impressive, particularly Dr. Ronald Rathburn. He demonstrated expert technical knowledge in the areas of natural resources, ecological studies, threatened and endangered species, permitting, geotechnical and environmental engineering and geological/hydrological services.

The City of Wilsonville City Manager was listed as a reference for Murase. Wilsonville had a project that Murase worked on which was similar to the Fanno Creek Park Extension project. The City Manager had high praise for Bob Murase and his firm. She said that Murase has designed four parks for the City of Wilsonville. She stated that Murase does beautiful work and that they are very good people to work with. She also said that their project manager, Dan Jenkins, is a great Project Manager and he is a great person to work with. It is significant to note that Murase Associates has worked with SRG in the past and their team member, kpff Consulting Engineers has worked with both SRG and Green Works.

OTHER ALTERNATIVES CONSIDERED

Council not award contract for development of Fanno Creek Park Extension Master Plan.

VISION TASK FORCE GOAL AND ACTION COMMITTEE STRATEGY

Urban and Public Services #1, ".providing opportunities for the Tigard Community."
Council Goal #2, "Acquire and develop parkland"

ATTACHMENT LIST

N/A

FISCAL NOTES

The cost for the master plan services is \$26,397. Funds for this project are in the Parks SDC Fund-Park Development-\$100K.